\* DEPUTY ZONING COMMISSIONER

\* Case No. 93-410-A

\* OF BALTIMORE COUNTY 8th Election District 3rd Councilmanic District

May C. Brewer Petitioner

\* \* \* \* \* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance filed by the owner of the subject property, May C. Brewer. The Petitioner requests a variance from Section 409.4(b) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit parking spaces to adjoin and have direct access to a private alley in lieu of the required aisle, the continued use of the existing alley to access an office use in an R-O zone, and an existing 12-foot wide, two-way entrance into a public road to continue in lieu of the minimum required 24-foot width, all as more particularly described on Petitioner's Exhibit 1.

Appearing on behalf of the Petition were Walter Leroy Brewer, Richard Truelove, Registered Professional Engineer, and Nick Commadari. There were no Protestants.

Testimony indicated that the subject property, known as 2412 York Road, consists of a gross area of 0.326 acres, more or less, zoned R-O and s is improved with a 1.5 story frame dwelling. Said property is located at the northwest corner of York Road and Harding Street in the Timonium area of Baltimore County. The Petitioner is desirous of utilizing the subject property and existing improvements thereon as office space. Due to site constraints of the property, the requested variances are necessary in order to use the property as proposed

**Baltimore County Government** 

**Zoning Commissioner** 

Office of Planning and Zoning

July 21, 1993

Enclosed please find a copy of the decision rendered in the

In the event any party finds the decision rendered is unfavor-

Very truly yours,

TIMOTHY M. KOTROCO

for Baltimore County

Sinothy M. Kotroco

Deputy Zoning Commissioner

above-captioned matter. The Petition for Variance has been granted in

able, any party may file an appeal to the County Board of Appeals within

thirty (30) days of the date of this Order. For further information on

filing an appeal, please contact the Zoning Administration and Development

(410) 887-4386

lieu of its present stone surface.

The Office of Planning and Zoning submitted ZAC comments dated June 9, 1993 in which they recommended that the Petitioner's request be denied. At the conclusion of the hearing, I asked Mr. Truelove to meet with the Office of Planning and Zoning to discuss the appropriateness of the variance requested. Mr. Truelove later informed me that he met with Kathy Slaback of the Planning Office and that the Planning Office now supports the Petitioner's request, so long as a landscape plan is submitted for approval by Baltimore County. Accordingly, as a condition to the granting of this relief, the Petitioner shall be required to submit a landscape plan for approval by Avery Harden, the Landscape Coordinator for

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

Robert W. Bowling, Senior Engineer, Development Plan Review dated June 7, 1993, in which various improvements were suggested to be made prior to the issuance of any permits. Mr. Bowling subsequently revised his comments by letter dated July 1, 1993. Mr. Bowling recommended that the Developer dedicate a right-of-way easement for Harding Street in order to bring that County right-of-way up to a 50-foot width. He further commented that no improvements need be made at this time. Mr. Bowling also recommended that the existing alley which is used to access the subject site be paved in

Zoning Plans Advisory Committee (ZAC) comments were received from

Baltimore County.

whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome:

CB REC

2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented. it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

33

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 3/ day of July, 1993 that the Petition for Variance requesting relief from Section 409.4(b) of the Baltimore County Zoning

- 3-

Regulations (B.C.Z.R.) to permit parking spaces to adjoin and have direct access to a private alley in lieu of the required aisle, the continued use of the existing alley to access an office use in an R-O zone, and an existing 12-foot wide, two-way entrance into a public road to continue in lieu of the minimum required 24-foot width, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) Within sixty (60) days of the date of this Order, the Petitioner shall dedicate the required right-of-way easement for Harding Avenue in order to bring that right-of-way up to the required 50-foot width.
- 3) Further, within sixty (60) days of the date of this Order, the Petitioner shall macadam pave the alley way used as access to the subject site from the proposed parking area to Harding Avenue.
- 4) Prior to the issuance of any permits, the Petitioner shall submit a landscape plan for review and approval by the Landscape Coordinator for Baltimore
- When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

TIMOTHY M. KOTROCO
Ty Zoning Com for Baltimore County

TMK:bjs

PETITION FOR ZONING VARIANCE

- 2-

to the zoning commissioner of baltimore county: 93-410-4The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409.4(B) BCZR to permit parking spaces to adjoin and have

direct access to a private alley in lieu of the required aisle; and to permit and to allow an existing two way entrance into a public road to continue in lieu of the of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

This variance is to allow a three county. the continued use of the existing alley to access an office use in an R-O zone;

This variance is to allow a change in occupancy from Residential use to Office use in an R-O zone. The alley is the existing access to the garage and parking for the residence. There is no access available from York Road. The adjacent vacant lot, also owned by the applicant and included in this application, cannot be used to provide the required parking without variances to the BCZR. This application provides the required parking with the least variances and with minimal disturbance to existing conditions.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Legal Owner(s): Contract Purchaser: May C. Brewer (Type or Print Name)

Brures 5/1193 (Type or Print Name) City and State

Attorney for Petitioner 252-1414 3 Roosèvelt Street (Type or Print Name) Timonium, MD 21093 City and State

NICHOLDS CAMPIETAR) City and State 3410 WARDSTALK AVE. 235-4811

required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

I/We do solemnly declare and affirm

RICHARD J. TRUELOVE P.E., INC

CIVIL ENGINEER 28 EAST SUSQUEHANNA AVENUE TOWSON, MARYLAND 21204 (301) 494-4914

**ZONING DESCRIPTION** 

Beginning for the same at a point on the west side of York Road (Maryland Route 45), at the end of the fillet formed by the intersection of York Road and Harding Street as shown on the Maryland State Highway Administration Right of Way Plat 42198; running thence along the fillet by a curve to the right with a radius of 25 feet for a distance of 39.27 feet, the chord of said curve being S 26 degrees 19 minutes 15 seconds W 35.36 feet; thence along the north right of way line of Harding Street as shown on said plat S 71 degrees 19 minutes 15 seconds W 55.21 feet; thence at a right angle to the right of way line S 18 degrees 34 minutes 30 seconds E 10.52 feet; thence along said right of way S 71 degrees 37 minutes 44 seconds W 37.02 feet to intersect the east side of a private alley, 12 feet wide; thence along the east side of said private alley N 18 degrees 22 minutes 16 seconds W 86.00 feet; thence leaving said alley and running along the line between lots 5 and 6 as shown on the plat of Timonium Heights, recorded in the land records of Baltimore County in Liber W.P.C. 5 Folio 82, N 71 degrees 37 minutes 44 seconds 117.14 feet to intersect the west right of way line of York Road ( 80 feet wide ), thence along said right of way by a curve to the right with a radius of 5720.58 feet for a distance of 8.64 feet, (the chord of said curve being S 18 degrees 30 minutes 27 seconds E 8.64 feet); thence S 18 degrees 16 minutes 30 seconds E 41.21 feet to the point of beginning.

Containing 8,899 square feet, or 0.204 acres of land, more or less.

Being that land contained in deeds recorded in the land records of Baltimore County in Liber S.M. 9444 at Folio 326, and Liber S.M. 8600 at Folio 253. Located in the Eighth Election District, and Third Councilmanic District, of Baltimore County, Maryland. Also known as 2412 York Road.

May 11, 1993 letters\92032DES

ITEM # 405

CERTIFICATE OF POSTING Location of property: NW/cor York RJ & Hording St,

- 4-

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of weeks, the first publication appearing on  $\underline{\ \ }$ 

THE JEFFERSONIAN.

Suite 113 Courthouse 400 Washington Avenue

Towson, MD 21204

Ms. May C. Brewer

Dear Ms. Brewer:

3 Roosevelt Street

Timonium, Maryland 21093

RE: PETITION FOR VARIANCE

(2412 York Road)

Case No. 93-410-A

May C. Brewer - Petitioner

accordance with the attached Order.

Management office at 887-3391.

cc: Mr. Richard Truelove

Mr. Nicholas Commadari

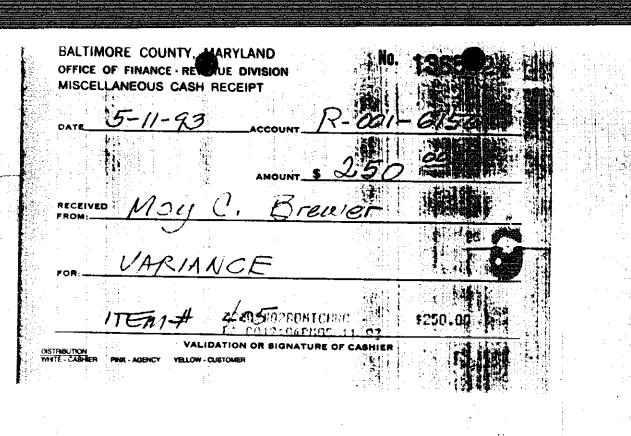
People's Counsel;

NW/Corner York Road and Harding Street

8th Election District - 3rd Councilmanic District

28 E. Susquehanna Avenue, Towson, Md. 21286

3410 Woodstock Avenue, Baltimore, Md. 21213



WALTER L. BREWER, INC. TIMONIUM PLUMBING & HEATING MECHANICAL CONTRACTOR WATER HEATERS & BOILERS REPLACED JET & SUBMERGIBLE WATER SYSTEMS HEATING SPECIALIST AIR CONDITIONING SEWAGE TIE INS & RENEWAL RESIDENTIAL — COMMERCIAL — INDUSTRIAL ELECTRIC SEWER ROOTER GARBAGE DISPOSALS DISHWASHERS 3 ROOSEVELT ST. TRENCHING & WATER SERVICE TIMONIUM, MD. 21093 WATER PURIFICATION 252-1414 BATHROOMS REMODELED REPAIRS & NEW INSTALLATION Case# 93-410-A Liven Otephone

> BALTIMORE COUNTY, MARYLAND No. 136444 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT VALIDATION OR SIGNATURE OF CASHIER

ZADM

**Baltimore County Government** Office of Zoning Administration and Development Management

111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

June 11, 1993

Ms. May C. Brewer 3 Roosevelt Street Timonium, Md 21093

> RE: Case No. 93-410-A, Item No. 405 Petitioner: May C. Brewer Petition for Variance

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on May 11, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Baltimore County Government Office of Zoning Administration and Development Management

111 West Chesapeake Avenue Towson, MD 21204



(410) 887-3353

May C. Brewer 3 Roosevelt Street Timonium, Maryland 21093

PAYMENT OF POSTING AND ADVERTISING FEES Case Number: 93-410-A 2412 York Road

Dear Petitioners:

Be advised that a new policy has been established to handle the fees with regard to property posting and legal advertising. As in the past, this office will ensure that the legal requirements for posting and advertising are satisifed; the policy change will effect to whom and when these fees are paid.

The above-referenced petition was filed as the new policy was being formulated, and now falls under same. Consequently, one or more of the following applies:

Posting charges in the amount of \$ 35 \* are now due. Your check
in this amount should be made payable to "Baltimore County, Maryland" and immediately mailed to this office.

{ ✓ } Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

{ } If you are represented by an attorney, this bill may be forwarded your attorney, who in turn, will either re-route it to you for payment or make payment to the newsapaper and later add these charges to his/her accounting for services rendered.

Please be further advised that non-payment of posting and/or advertising fees will stay the issuance of the Zoning Commissioner's Order.

If you have any questions concerning this letter, you may contact Gwen Stephens at 887-3391.

DIRECTOR

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BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: June 7, 1993 Zoning Administration and Development Management

The Development Plan Review Section has reviewed

office use warrants bringing the site to public standards.

Accordingly, the following improvements should be required:

the subject zoning item. We believe that this conversion to

Construct curb and gutter, sidewalk and paving along Harding Street in its ultimate location.

2. Construct entrance to match 20-foot drive width.

3. Dedicate right-of-way along your frontage for

ultimate 50-foot right-of-way for Harding Street.

A final landscape plan is required prior to release of the Change of Use Permit. Plan focus will be Harding Street and buffer for rear residence.

4. Relocate Baltimore Gas and Electric Utility Pole

FROM Robert W. Bowling, Senior Engineer

Zoning Advisory Committee Meeting

Development Plan Review

for June 8, 1993

Item No. 405

RWB:DAK:s

AJ:ggs

MAY 27, 1993

111 West Chesapeake Avenue Towson, MD 21204



**Baltimore County Government** 

Office of Zoning Administration

and Development Management

(410) 887-3353

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, III W. Chesapeake Avenue in Towson, Maryland 21204

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

NOTICE OF HEARING

CASE NUMBER: 93-410-A (Item 405) 2412 York Road NWC York Road and Harding Street 8th Election District - 3rd Councilmanic Petitioner(s): Mary C. Brewer HEARING: MONDAY, JUNE 21, 1993 at 9:00 a.m. in Rm. 118, Old Courthouse.

Variance to permit parking spaces to adjoin and have direct access to a private alley in lieu of the required aisle; to permit the continued use of the existing alley to access an office use in a R.O. zone; and to allow an existing 12 foot two-way entrance into a public road to continue in lieu of the require 24 foot minimum width.

Cell Jalle

cc: Mary C. Brewer

Nicholas Commodari

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMPANDATIONS PLEASE CALL 887-3353.

Printed on Recycled Paper



Maryland Department of Transportation

Hal Kassoff

O. James Lighthizer

5-26-93

HELENE KENRING Ms. Julio-Winiarski Zoning Administration and Development Management County Office Building Room 109 111 W. Chesapeake Avenue Towson, Maryland 21204

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Engineering Access Permit

My telephone number is 410-333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-ù-31 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-410-A (Item 405) 2412 York Road NWC York Road and Harding Street 8th Election District - 3rd Councilmanic

TO: PUTUXENT PUBLISHING COMPANY

Please foward billing to:

Timonium, Maryland 21093

Mary C. Brewer 3 Roosevelt Street

(410) 252-1414

June 3, 1993 Issue - Jeffersonian

Petitioner(s): Mary C. Brewer HEARING: MONDAY, JUNE 21, 1993 at 9:00 a.m. in Rm. 118, Old Courthouse.

Variance to permit parking spaces to adjoin and have direct access to a private alley in lieu of the required aisle; to permit the continued use of the existing alley to access an office use in a R.O. zone; and to allow an existing 12 foot two-way entrance into a public road to continue in lieu of the require

24 foot minimum width.

LAWRENCE E. SCHMIDT ZONING COMMISSIONER FOR BALTIMORE COUNTY

INTER-OFFICE CORRESPONDENCE

Zoning Advisory Committee

May 27, 1993

Captain Jerry Pfeifer FROM Fire Department

Comments for 06/08/93 Meeting

No Comments

No Comments

Building shall comply with applicable provisions of the 1991 Life Safety Code. Item 405 Item 416 No Comments Item 417 No Comments Item 418 No Comments No Comments Item 419 Item 420 No Comments Item 421 No Comments Item 422 No Comments

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

SUBJECT: PETITION FOR ZONING VARIANCE - MAY C. BREWER, PETITIONER

Per our telephone discussion, I am forwarding a copy of a memo detailing the conditions agreed to by Richard Truelove, Avery Harden

and me concerning the referenced petition. Some items have not been reflected in your Opinion; however, Mr. Truelove has informed me he

Timothy M. Kotroco

intends to perform them.

KSZV405/PZONE/TXTLLF

cc: Richard Truelove Avery Harden

Enclosure

Deputy Zoning Commissioner

Office of Planning & Zoning

Kathy Schlabach, Planner

CASE NO. 93-410-A (#405)

Thank you for your assistance in this matter.

JP/dmc

CPS-008

Item 423

Item 424

ZADM

**DATE:** August 10, 1993

BALTINORE COUNTY, MARYLAND

JEGELVE

JUN 2 3 1993

ZONING COMMISSIONER

Pcr 1

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director Zoning Administration & Development Management

FROM: Pat Keller, Deputy Director Office of Planning and Zoning

**DATE:** June 9, 1993

SUBJECT: 241 York Road

INFORMATION:

Item Number: Petitioner:

Property Size:

Hearing Date: SUMMARY OF RECOMMENDATIONS:

The Timonium Heights West residential area is one that is continually experiencing commercial development pressures. While the RO zone, Class A office use along York Road is appropriate, measures must be undertaken to protect the adjoining residential community from further non-residential encroachment. This includes adequate setbacks and buffers from residentially zoned or used land.

405 93-410-A

The petitioner has not sufficiently demonstrated a hardship in this variance request. Land area exists in the side yard that would permit off-street parking with the required setbacks and screening.

Based upon the information provided and the analysis conducted, staff recommends that the applicant's request be denied.

PK/JL:lw

105 730/7301

Kathy Schlabach

SUBJECT: ZONING VARIANCE #405 - 2412 York Road

On July 12, 1993, Avery Harden and I met with Richard Truelove, P.E., to discuss the site and landscape plans for the Brewer property at 2412 York Road. The following revisions were agreed upon in support

- The parking area will be accessed via the existing alley which will be upgraded to a 20' width and paved the entire length of
- the Brewers. The buffer will extend the entire length of the subject property.
- requirements of the Landscape Manual.

BALTINORE COUNTY, NARYLAND

INTEROFFICE CORRESPONDENCE

Timothy Kotroco

York Road and Harding Street

Deputy Zoning Commissioner

Date: July 1, 1993

FROM: N. Robert W. Bowling, Senior Engineer Development Plan Review

SUBJECT: Zoning Item 93-405 Brewer Property



We have reconsidered our comments on the Brewer Property Zoning Variance. Our revised comments are as follows:

- 1) The developer is required to dedicate the right-of-way for Harding Avenue. The ultimate road right-of-way is 50 feet. No improvements are required at this time.
- 2) The plan shows that the existing alley is stone. We recommend that the alley be paved from the proposed parking area to Harding Avenue.

If you have any questions, please contact me at Ext. 3751.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

The Office of Planning and Zoning has no comments on the following petition(s):

If there should be any further questions or if this office can provide additional

information, please contact Jeffrey Long in the Office of Planning at 887-3480.

RWB:pab

cc: File

BREWER/PB\_MEMO4

Arnold Jablon, Director

Development Management

Zoning Administration and

Pat Keller, Deputy Director

Office of Planning and Zoning

Petitions from Zoning Advisory Committee

Item Nos. 377, 397, 398, 399, 400, 402, 409, 410, 412 and 414.

Very truly yours, TIMOTHY M. KOTROCO Deputy Zoning Commissioner for Baltimore County

This office is in receipt of a copy of the letter dated July 14,

Please be advised that the terms and conditions listed in said

1993 from Kathy Schlabach of the Office of Planning and Zoning to the file

in which she details the agreement reached between you and the Office of

Planning and Zoning and the Landscape Architect for Baltimore County as to

letter meets the requirements set forth in Restriction No. 4 of the Order

issued July 21, 1993 in the above-captioned matter. As such, all landscap-

ing for the subject site shall be in accordance with that agreed to in the letter, which shall be incorporated into the case file and made a part of

**Baltimore County Government** Zoning Commissioner
Office of Planning and Zoning

August 18, 1993

(410) 887-4386

Kathy Schlabach - OPZ Avery Harden - DPW

Suite 113 Courthouse

400 Washington Avenue Towson, MD 21204

Mr. Richard Truelove 28 E. Susquehanna Avenue

Dear Mr. Truelove:

the record.

TMK:bjs /

Towson, Maryland 21286

RE: PETITION FOR VARIANCE

(2412 York Road)

Case No. 93-410-A

May C. Brewer - Petitioner

NW/Corner York Road and Harding Street

the required landscaping for the subject property.

8th Election District - 3rd Councilmanic District

PLEASE PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET

RICHPED TRUELOUE P.E.	26 E. Surgue HANNING .
MICK PUMPINGAPI	TACON MD 21283
WALTER L. Brewers	Thereses

BALTIMORE COUNTY, MARYLAND

DATE: July 14, 1993

Office of Planning & Zoning

- A 20' wide landscaped buffer will be installed and maintained adjacent to the alley along the adjoining property also owned by
- 4. A 10' wide landscape screen will also be installed between parking space #5 and Harding Street.
- A large deciduous tree will be planted at the corner of Harding Street and York Road. All landscaping shall meet the

INTER-OFFICE CORRESPONDENCE

of the requested zoning variances:

the property. All parking spaces will be paved. Parking space #6 will be paved only if needed for medical office use.

ZAC.377/PZONE/ZAC1

KSVARIAN.CE/TXTLLF cc: Richard Truelove Avery Harden

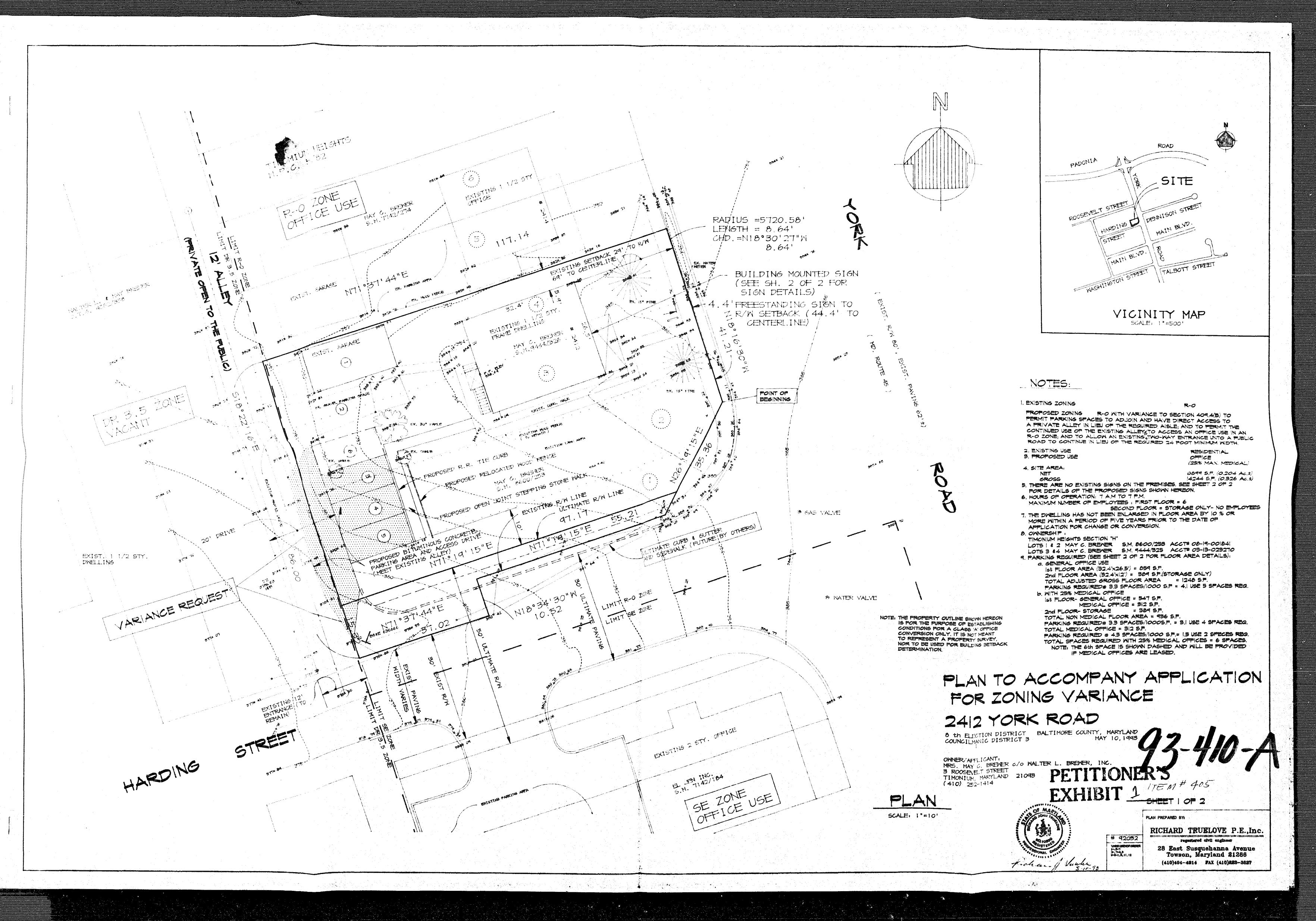
PK/JL:lw

DATE: May 5, 1994

94-410-A

REVISED IN SELECTED AREAS. FLED BY PHOTOGRAMMETRIC METHODS INC. BALTIMORE, ND: 21210

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